

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
74	-76	RIVER ST, ARLINGTON

## OWNERSHIP

Owner 1:	NEE THOMAS & MAUREEN			
Owner 2:				
Owner 3:				
Street 1:	76 RIVER ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Stucco Exterior and 2672 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	451,200	Spl Credit	Total:	451,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

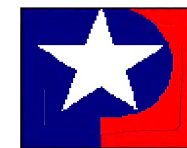
Total Card /

Total Parcel

1,047,600

**1,047,600**

**1,047,600**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	28428
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	294	PATRIOT
4/4/2000	Inspected	276	PATRIOT
3/27/2000	Missed Appt.	276	PATRIOT
2/29/2000	Measured	264	PATRIOT
5/25/1994		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4800.000	596,400		451,200	1,047,600		28428
							GIS Ref
							GIS Ref
Total Card	0.110	596,400		451,200	1,047,600	Entered Lot Size	
Total Parcel	0.110	596,400		451,200	1,047,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		392.14	/Parcel: 392.14	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	596,400	0	4,800.	451,200	1,047,600		Year end	12/23/2021
2021	104	FV	569,900	0	4,800.	451,200	1,021,100		Year End Roll	12/10/2020
2020	104	FV	570,000	0	4,800.	451,200	1,021,200	1,021,200	Year End Roll	12/18/2019
2019	104	FV	425,800	0	4,800.	479,400	905,200	905,200	Year End Roll	1/3/2019
2018	104	FV	425,800	0	4,800.	349,700	775,500	775,500	Year End Roll	12/20/2017
2017	104	FV	400,100	0	4,800.	304,600	704,700	704,700	Year End Roll	1/3/2017
2016	104	FV	400,100	0	4,800.	259,400	659,500	659,500	Year End	1/4/2016
2015	104	FV	357,900	0	4,800.	253,800	611,700	611,700	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

